

1 BILL NO. R-84-09- 15

2 DECLARATORY RESOLUTION NO. R- 111-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 13, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Eliza Hanna Senior's Addition E. 40
12 Lot 188 + All lots 189, 190, 191,
13 Lots 214 thru 236 and lot 251 and
Vac. St. and Alley;

14 said property more commonly known as 1100 Block of Hayden Street,
15 Fort Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 Page Two

2
3 department of Economic Development requesting a re-
4 commendation from said department concerning the
5 advisability of designating the above designated
6 area an "Economic Revitalization Area";

7 (c) Common Council shall publish notice in accordance
8 with I.C. 5-3-1 of the adoption and substance of
9 this Resolution and setting this designation as an
10 "Economic Revitalization Area" for public hearing;

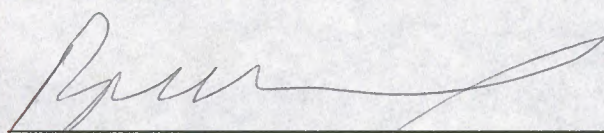
11 (d) If this Resolution involves an area that has al-
12 ready been designated an allocation area under
13 I.C. 36-7-14-39, then the Resolution shall be re-
14 ferred to the Fort Wayne Redevelopment Commission
15 and said designation as an "Economic Revitalization
16 Area" shall not be finally approved unless said
17 Commission adopts a resolution approving the peti-
18 tion.

19 SECTION 2. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

23 SECTION 4. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27 
28 Councilmember

29 APPROVED AS TO FORM
AND LEGALITY

30
31 
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19 _____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Talarico, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-25-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-111-84
on the 25th day of September, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. Ebert

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of September, 19 84, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of September, 19 84, at the hour of 3:00 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED AUG 1984



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant PRT Corporation
2. Owner(s) Flashfold Carton, Inc.
3. Address of Owner(s) 1140 Hayden Street
P.O. Box 11467
Fort Wayne, Indiana 46858
4. Telephone Number of Owner(s) (219) 423-9431
5. Relationship of Applicant to Owner(s) if any Wholly owned subsidiary
6. Address of Applicant Same as owner
7. Telephone number of Applicant (219) 423-9431
8. Address of Property Seeking Designation 1100 Block of Hayden Street
9. Legal Description of Property Proposed for Designation (may be attached) Eliza Hanna Senior's Addition E. 40 Lot 188 + All lots
189, 190, 191, Lots 214 thru 236 and lot 251 and Vac. St. and Alley

10. Township Wayne
11. Taxing District Wayne/Allen
12. Current Zoning M-1 light industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing of folding paper cartons / one section is vacant lot
- b. What is the condition of any structures on property? Fair to good
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Unknown
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$21,171.64
17. Description of New Manufacturing Equipment to be installed on the Real Estate Paperboard printing machines, cutting and creasing machines and folding and gluing machines
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? Possibly 1 1/2 - 5 years
- b. When is installation expected to be completed? _____
19. Cost of new manufacturing equipment? \$ 100,000 - \$300,000 per machine

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? X Yes No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? See 21 (c)

b. What is the nature of those jobs? Machine operators, general laborers, warehousemen, office clerks.

c. Anticipated time frame for reaching employment level stated above? Approximately 15 jobs will be created by the expansion of our plant at 1140 Hayden St. by October 1984. The applied for property is an integral part of this expansion.

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

Known Of.

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Property is located in an area which contains many vacant or dilapidated structures. No new construction has been done in this area for several years.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Will supplement the
development of commercial property and create new jobs.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Financing is available through a local bank. EDC bonds to be issued in 1985.

I hereby certify that the information and representation on this Application are true and complete.

PRT CORPORATION
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

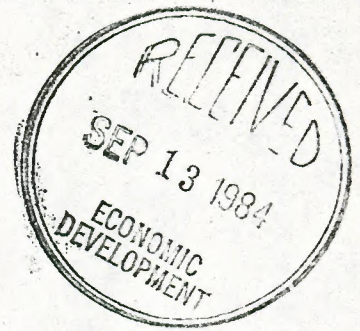
Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____

RECEIVED AUG 09 1984



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant PRT Corporation
2. Owner(s) Flashfold Carton, Inc.
3. Address of Owner(s) 1140 Hayden Street
P.O. Box 11467
Fort Wayne, Indiana 46858
4. Telephone Number of Owner(s) (219) 423-9431
5. Relationship of Applicant to Owner(s) if any Wholly owned subsidiary
6. Address of Applicant Same as owner
7. Telephone number of Applicant (219) 423-9431
8. Address of Property Seeking Designation 1100 Block Hayden Street
9. Legal Description of Property Proposed for Designation (may be attached) Eliza Hanna Senior's Addition E. 40 Lot 188 and All lots
189, 190, 191, Lots 214 thru 236 and Lot 251 and Vac. St. and Alley
10. Townwhip Wayne
11. Taxing District Wayne/Allen

12. Current Zoning M-1 light industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing of folding paper cartons/
one section is vacant lot
- b. What Structure(s) (if any) are on the property? One manufacturing
facility, one finished goods warehouse
- b. What is the condition of this structure/these structures? fair to good condition
15. Current Assessed Value of Real Estate
- a. Land \$31,900
- b. Improvements \$123,500
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$11,822.20
17. Description of Proposed Improvements to the Real Estate
New warehouse to be constructed and vacant lot to be converted to
parking area
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
late 1984
- b. When is completion expected? by 1985
19. Cost of Project (not including land costs) \$250,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Estimated 15

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Additional manufacturing, warehouse, and clerical personnel.

c. Anticipated time frame for reaching employment level stated above?

1986

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None aware of

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Property is located in an area which contains many vacant

or dilapidated structures - No new construction has been done in this area for several years.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Will supplement the development of commercial property and create new jobs.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Financing arranged through and local bank. EDC bonds to be issued in 1985.

I hereby certify that the information and representation on this Application are true and complete.

PRT CORPORATION

Signature(s) of Owners

Wm. L. L. L. L.

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-09-15

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (Flashfold Carton, Inc.)

EFFECT OF PASSAGE A firm already established in this community will construct a new warehouse and a vacant lot will be converted to parking area supplementing the development of commercial property and creating new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$250,000.00, approximately

ASSIGNED TO COMMITTEE (PRESIDENT)